003.0	0004	0029.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	972,600	/	972,600
USE VALUE:	972,600	/	972,600
ASSESSED:	972,600	/	972,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10	-12	MILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SNYDER EMMI L
Owner 2:	
Owner 3:	
Street 1:	10 MILTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry	
Own Occ:	N
Postal:	02474
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Aluminum Exterior and 3042 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	528,600		444,000	972,600
Total Card	0.103	528,600		444,000	972,600
Total Parcel	0.103	528,600		444,000	972,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 319.72 | /Parcel: 319.72

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	3267
GIS Ref	
GIS Ref	
Insp Date	09/16/17

!325!

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0004-0029.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	528,600	0	4,500.	444,000	972,600		Year end	12/23/2021
2021	104	FV	504,400	0	4,500.	444,000	948,400		Year End Roll	12/10/2020
2020	104	FV	504,600	0	4,500.	444,000	948,600	948,600	Year End Roll	12/18/2019
2019	104	FV	384,800	0	4,500.	471,800	856,600	856,600	Year End Roll	1/3/2019
2018	104	FV	384,800	0	4,500.	344,100	728,900	728,900	Year End Roll	12/20/2017
2017	104	FV	360,600	0	4,500.	299,700	660,300	660,300	Year End Roll	1/3/2017
2016	104	FV	360,600	0	4,500.	255,300	615,900	615,900	Year End	1/4/2016
2015	104	FV	320,800	0	4,500.	249,800	570,600	570,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:20:52

LAST REV

Date	Time
10/10/17	10:20:48
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 325

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCSWEENEY LEO P	1080-003		4/12/1991		232,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/23/2015	1403	Manual	6,200		9/23/2015			Remove and replace
10/19/2012	1359	Manual	18,380	C				
1/3/1997	3	Manual	26,000	C				REPAIR FIRE DAMAGE

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2017	Inspected	HS	Hanne S
9/8/2017	MEAS&NOTICE	HS	Hanne S
4/19/2013	Info Fm Prmt	EMK	Ellen K
2/7/2009	Meas/Inspect	197	PATRIOT
9/20/1999	Meas/Inspect	267	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	3267
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	443,999	Spl Credit		Total:	444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.99516761
Const Adj.:	0.97029907
Adj $ / SQ:	173.810
Other Features:	117500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	718170
Depreciation:	189597
Depreciated Total:	528573

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	7	Baths:	2	HB	1

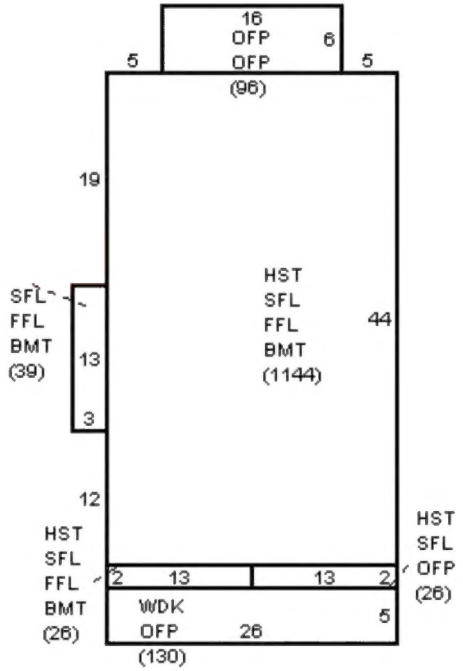
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	8	4	
Totals			
2	14	7	

SKETCH



9

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.81
Special Features:	0	Val/Su Net:	111.78
Final Total:	528600	Val/Su SzAd	173.77

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,235	173.810	214,655
BMT	Basement	1,209	52.140	63,041
FFL	First Floor	1,209	173.810	210,136
HST	Half Story	598	173.810	103,938
OFP	Open Porch	348	20.610	7,172
WDK	Deck	130	13.290	1,727

Net Sketched Area:	4,729			Total:	600,669
Size Ad	3042	Gross Area	5327	FinArea	3042

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

003.0-0004-0029.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	80	A	AV	1976	0.00	T	34.4	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc